

2233 E 5950 N

Setback Variance

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Figure 1: Terrain and ordinance constraints make land difficult to develop

- The parcel is marked in yellow
- RED slopes are >30 degrees
- The BLUE line is an intermittent drainageway/easement
- Buildable area following terrain and current setback constraints is marked GREEN
 - 75 ft long and 160 ft wide

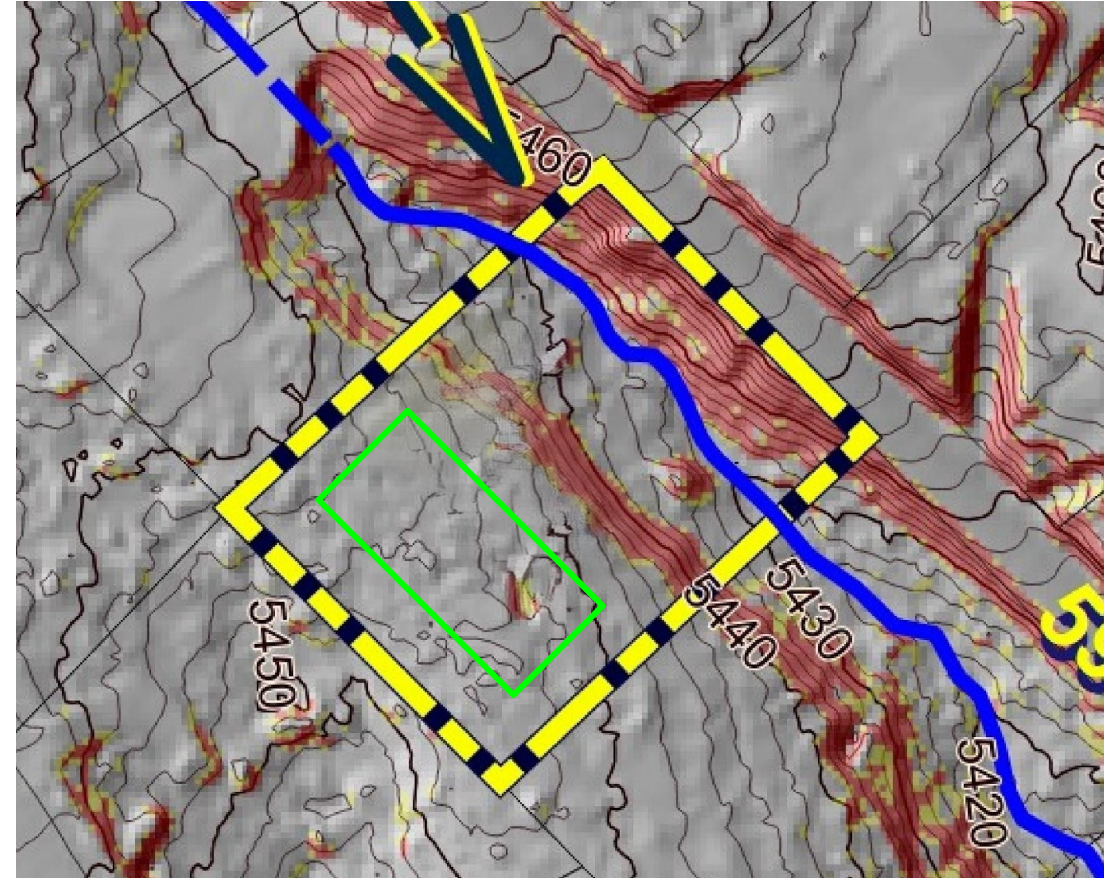


Figure 2: Site plan with variance

- Proposed change is marked BLUE
 - NEW Rear setback- 10 ft
 - Side setback – 35 ft
- Adding a variance will
 - grant us more flexibility to work with the land
 - preserve the principles of FV-3 and protect more forest and natural grade

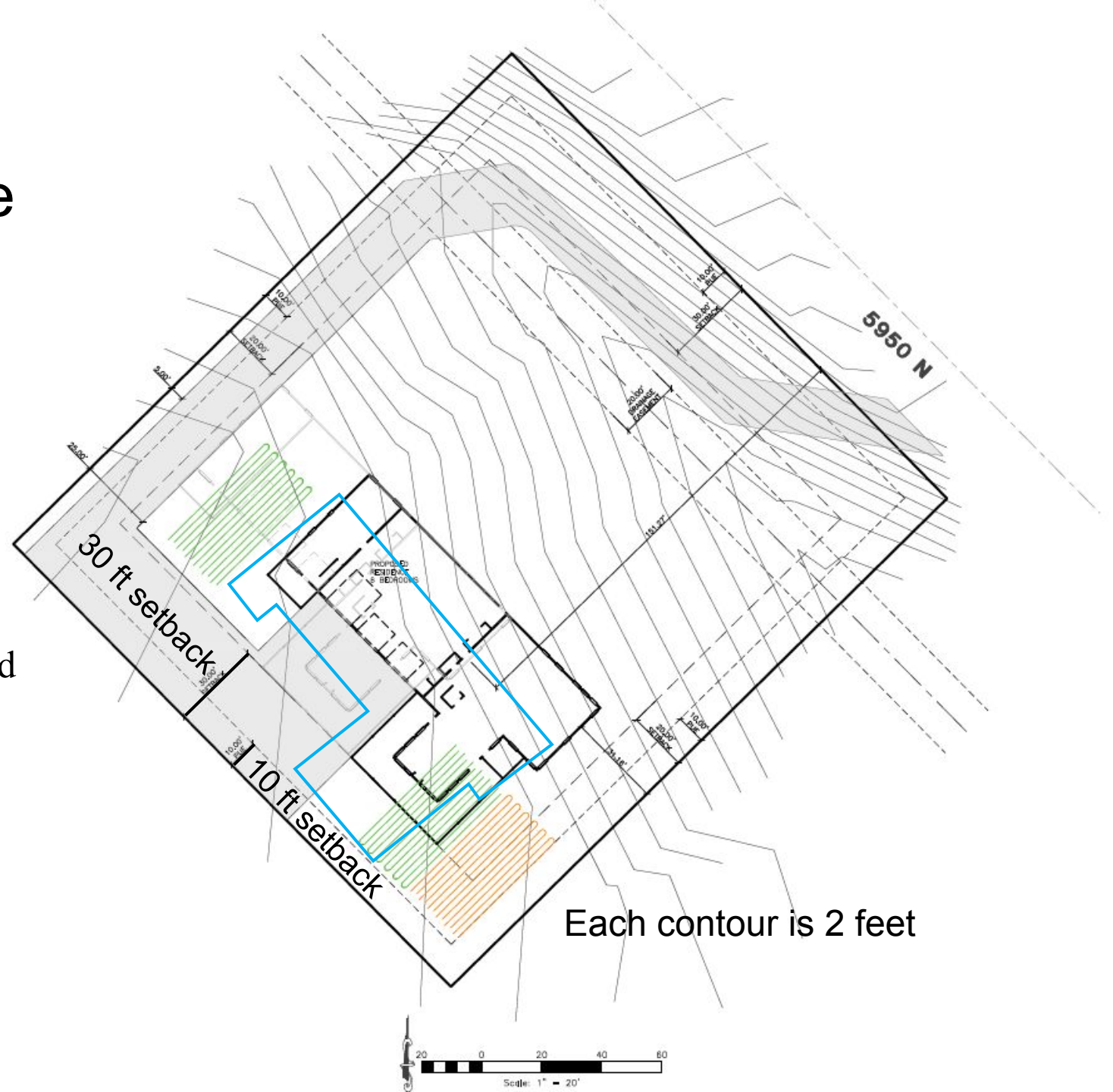


Figure 3

